



## Coopers Crescent

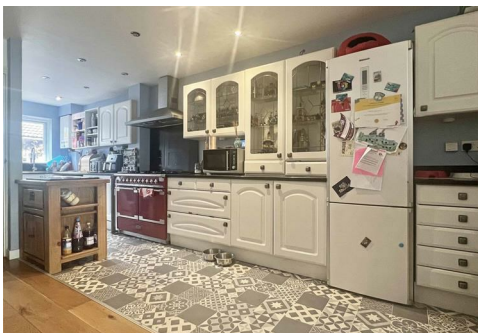
Great Notley, Braintree, CM77 7DG

Freehold  
Tax Band: D

**Offers In Excess Of £365,000**



Boasting spacious OPEN PLAN living space inc. 16' lounge & separate dining area, an EN-SUITE to master bedroom plus family bathroom & d/stairs cloakroom plus an UNOVERLOOKED rear garden is this EXTENDED four bedroom TOWNHOUSE. Offering a GARAGE and allocated parking, a RECENTLY REFITTED BOILER and ideally located within Great Notley Garden Village, walking distance to all local shops/amenities & popular schools. Ideal for first time buyers!



# Coopers Crescent, Great Notley, Braintree, CM77 7DG

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, radiator, solid wood flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, solid wood flooring.

### KITCHEN:

18'2 x 9'3 max (5.54m x 2.82m max)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating single bowl sink with central mixer tap and drainer, built-in oven with gas hob and extractor over, space for fridge, freezer and washing machine, solid wood flooring.

### DINING AREA:

12'7 x 6'3 (3.84m x 1.91m)

Radiator, solid wood flooring. Opening to living space.

### LOUNGE:

16'8 x 9'11 (5.08m x 3.02m)

Double glazed window to rear aspect and Velux window, radiator, solid wood flooring. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Stairs to second floor, carpeted flooring.

### BEDROOM TWO:

12'7 x 8'10 (3.84m x 2.69m)

Double glazed window to rear aspect, fitted wardrobes, radiator, laminate flooring.

### BEDROOM THREE:

12'7 x 8'9 (3.84m x 2.67m)

Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

## FAMILY BATHROOM:

Panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, tiled flooring.

## SECOND FLOOR ACCOMMODATION:

### MASTER BEDROOM:

14'1 x 10'8 (4.29m x 3.25m)

Double glazed window to front aspect, built-in wardrobes, radiator, loft access, carpeted flooring.

### EN-SUITE:

Enclosed single shower unit, low level WC, vanity wash hand basin with tiled splash backs, heated towel rail, extractor fan, tiled flooring.

### BEDROOM FOUR:

12'6 x 6'6 max (3.81m x 1.98m max)

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring.

## EXTERIOR:

### REAR GARDEN:

Enclosed by fencing and commencing with raised decking area, remainder mainly laid to lawn with gated access leading to garage at rear.

## GARAGE, DRIVEWAY & PARKING:

Single garage located to the property rear and fitted with up & over door. Allocated parking for one vehicle with further on-street parking available to property front if required.

## AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

